



OPPORTUNITY PRIVATE CAPITAL

Investor Report - August 2024

As we reach the final quarter of the year, we are delighted to share the latest updates from our side. July saw the highest rainfall ever recorded for the Western Cape with 317.6 mm of rain in July alone. A staggering rise from the long-term average of 128mm.

In Q2 2024, the Western Cape was the only South African province to see real growth in residential property prices after adjusting for inflation, according to the Oobarometer report by Ooba Home Loans. The region saw strong nominal price increases of 7.8% for first-time buyers and 6.3% for repeat buyers. Nationally, purchase prices grew modestly, but real growth remains negative due to high inflation. The Western Cape's performance stands out, while provinces like KwaZulu Natal saw significant declines.

Property investments in the Western Cape remain a strong investment option due to the region's consistent real growth in residential prices, even when adjusted for inflation. With strong demand driving nominal increases the Western Cape outperforms other provinces, making it a stable and lucrative choice for investors seeking reliable returns in South Africa's property market, thus remaining the key area of investment for Opportunity Private Capital.

Progress on current projects

Goodwood Refurbishment Project

The Goodwood refurbishment project is progressing positively, currently there have been ten units that have been sold or are in the transfer phase. With more affordable units reaching the market soon, some good traction is being experienced on the project. The bulk of the efforts currently have been to ensure that units being readied for market have their internal infrastructure brought up to standard, with their compliance certificates issued.

Heron View

The construction teams are in the process of completing two new blocks, Block M and Block J, for inspection next month. These blocks will be handed over to the owners for move-in during October and November, respectively. The team is also working hard to complete construction on the clubhouse, braai, and pool area in time for the start of the long awaited summer season.

A brand-new show unit for Block K has been unveiled featuring premium finishes exclusive to this phase. The location of Block K is central to the development, bordering two brand new prominent parks within Heron View while still offering spectacular views from some of the units.

From a sales perspective, both Block M and Block J are progressing above expectations, with over 70% of Block M and 50% of Block J already sold. We're thrilled to report that even before the official launch of the show unit in Block K, five units have already been sold, showcasing the high demand and strong appeal of this exclusive block with its unique premium finishes. The official launch of the unit is scheduled for early September 2024, with a formal invitation to follow in the upcoming weeks. In the meantime, here's a sneak peek!

[View Available Apartments](#)



[Current Available Investment - 14% per year Capital Guaranteed Investment](#)

All the best for the upcoming winter months.

Kind regards

Opportunity Private Capital

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